

District III Advisory Board Minutes
March 3, 2010
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The District III Advisory Board meeting was held at 7 p.m. at the Wichita Water Center at 101 E Pawnee. Nine District Advisory Board members were in attendance; 11 City staff and 21 members of the public were present.

Members Present

Teresa Cook
Judy Dillard
Jim Gulick
Joann Hartig
Charlotte Foster
DeWayne Kitchen
Brian Nelson
Roger Smith
Bill Ward
Council Member Jim Skelton

Staff Present

Officer John Bogle, Patrol East
Officer Larry Carlson, Patrol South
Lt. Jose Ocariz, WFD
Battalion Chief Bryon Chavez, WFD
Two firefighters
Janet Johnson, Neighborhood Services
Gary Janzen, Public Works Engineering
Donna Goltry, MAPD
Jennifer Heinicke, Library
Rex Cornelius, Library

Members Absent

John Kemp
Billie Tucker

Guests

Listed on the last page

ORDER OF BUSINESS

At 7 p.m. **Council Member Skelton** called the meeting to order. The meeting minutes from Feb. 10, 2010, were approved **9-0**.

PUBLIC AGENDA

Scheduled items

No items

Non-Scheduled items

No items

STAFF REPORTS

Community Police Report

Officer John Bogle, 36 Beat Patrol East, reported WPD is in the process of providing digital cameras for all patrol cars. He said Patrol East is also working on a speeding complaint in the 400-4400 blocks of Bellaire.

Officer Larry Carlson, 21 Beat Patrol South, came to report since all the District III CP Officers had other engagements. He reported there have been no increases in criminal activity with the exception of burglaries and they are hoping that a couple of recent arrests of suspects will produce a decline in the burglary numbers.

Wichita Fire Department Report

Battalion Chief Bryan Chavez reported there were 21 fires in District III in January and 112 citizen assists.

Lt. Jose Ocariz works in fire prevention and is assigned to the District III area. He said he has been busy doing day car inspections, school programs, home inspections and community risk reduction.

Bill Ward said he attended the fire recruit graduation last week and was very impressed. **Chief Chavez** said they graduated 16 recruits and three of them will be assigned to Station 22. He also announced they are taking applications for the 10-week Citizen's Fire Academy. The Fire Department is also working on a fund-raising event for St. Baldrick's Foundation, which does research for childhood cancer.

Action: Receive and file.

NEW BUSINESS

Improvement to the Intersection of Harry and Broadway

Gary Janzen, Public Works Engineering, presented a project to improve the intersection of Harry and Broadway. The intersection will be reconstructed to replace the pavement, construct left turn lanes in all directions and upgrade the traffic signals. Construction is planned to begin in 2011. The CIP budget is \$1,625,000, with \$825,000 paid by the City and \$800,000 paid by Federal grants administered by the Kansas Department of Transportation.

Janzen said between 2005 and 2009, there were 60 vehicle crashes at this intersection and this area of Broadway carries about 12,000 vehicles per day and Harry carries around 11,000. He said they would like to see construction begin in 2011, but it will depend on how long it takes to acquire the necessary right of way.

Ken Lee, Ruggles and Bohm, said the crosswalk will have brick pavers and the only tree in the area will have to be removed, but they will put in at least six new trees. There will be no change in the bus stop location. He said this intersection will look very similar to the one at 13th and Broadway.

Charlotte Foster had a question regarding buildings purchased for the right of way. She wanted to know if the City buys the building and tears it down, what else would go in there. **Janzen** couldn't say for sure, but indicated it could be any number of things from a pocket park to additional parking for the existing businesses.

Joann Hartig said the building that sits so close to the intersection interferes with the line of sight of motorists, especially the fire department, and she wanted to know if that's why it was being removed. **Janzen** said not really – mainly just due to right of way. **Hartig** said the building has been hit several times.

Jim Gulick wanted to know what type of traffic signals will be installed. **Janzen** said the new ones that have the traffic detection devices.

Ronald Cazal, 527 E. Harry, said he is the owner of the building referred to and he wanted to know if he would get to keep any of the land. **Janzen** explained that he is an engineer and not the real estate expert, but that he has seen instances in the past where the owner retained part of the property.

Janzen said DAB I had approved the project, and it would also need KDOT approval.

Deann Kruger wanted to know how much land the City would be taking off the southwest corner; **Janzen** said 25 feet.

Joann Hartig (Gulick) made a motion to approve the project.

Action: Motion passed 9-0.

Improvement to the Intersection of Pawnee and Broadway

Gary Janzen, Public Works Engineering, presented a project to improve the intersection of Pawnee and Broadway. The intersection will be reconstructed to replace the pavement, remove the free flow right turn islands and improve ADA access. Traffic signalization will also be upgraded. Construction is planned to begin in 2011. The CIP budget is \$2,125,000, with \$1,625,000 paid by the City and \$500,000 paid by Federal grants administered by the Kansas Department of Transportation.

Janzen said this location was in Wichita's top 10 accident locations in 2008 and between 2005 and 2009 it had approximately 45 vehicle crashes. Because of the close proximity to Envision, this crosswalk will not only be ADA compliant, but will also have audible modules for vision-impaired pedestrians.

This intersection will also have the brick pavers in the crosswalks and will be tied into the South Broadway Streetscape project, which should begin construction soon. **Janzen** said they would like to start street construction in about a year on this project – there isn't as much right of way to acquire as at the other intersection.

Janzen also pointed out some problems with the current construction of the intersection with the placement of stop light poles and median that actually extends out into the cross walk. He said these issues will be fixed in the new intersection.

Jim Gulick wanted to know where the stop lights would be moved to; **Janzen** said the lights would be located generally in the same place, only the poles would be moved and the lights would be on masts.

Joann Hartig asked if there are any drainage problems at this location; **Jeff Bradley, Baughman**, said nothing major.

Judy Dillard wanted to know when the City is going to re-do the rest of Pawnee Street. **Council Member Skelton** said the Railroad Corridor plan will impact that. **Janzen** said it will take at least a year before the recommendation for the Railroad Corridor is completed. **Council Member Skelton** said in the meantime the City needs to maintain that street as best as possible.

Sam Bidwell wanted to know if the streets would be widened; **Janzen** said just on the corners.

Paul Davis said he uses that intersection a lot and he wanted to know if the median could be extended to the south to prohibit left turns at the first Wal-mart entrance. **Janzen** said he understood the concern and they could certainly look at it, but more than likely it will remain the same with no extension to the south.

Richard Hill wanted to know when the last time was the City re-did the intersection. **Janzen** said nothing has been done in the past 15 years – some maintenance work has been done, but no major re-construction.

Perry Moussavi said his business is located on the northeast corner of the intersection. He wanted to know how long the project will take to complete; **Janzen** said typically about six months. **Moussavi** wanted to know if his business would still be accessible; **Janzen** said yes, it would be accessible at all times.

Ronald Cazel asked at which intersection work would begin first. **Janzen** said the design process will be about the same, but the right of way acquisitions are different so the Broadway and Pawnee intersection will likely start first because it has less right of way to be acquired.

Joann Hartig (Dillard) made a motion to approve the project.

Action: Motion passed 9-0.

CON2010-00009 and ZON2010-00005 1100 E. MacArthur Road

Donna Goltry, Metropolitan Area Planning Department, presented a request for a LI Limited Industrial (“LI”) Conditional Use for Wrecking/Salvage Yard. The three-acre site is located north of MacArthur Road about two-third mile east of Broadway and one-fifth mile east of the I-135 overpass. The property adjoins the Arkansas River to the north. Currently the application area is part of a larger site used as a contractors office and storage yard, which is a permitted use in the GC zoning district. The applicant would like to add Wrecking/Salvage on the north half of the site, which requires LI zoning and a Conditional Use.

Goltry said the applicant had suggested a change in the first condition. She said they don’t need the torch cutting, crushing, shearing, baling portion and that can be eliminated as a conditional use.

Judy Dillard said this location is close to her Neighborhood Association Area, and she wanted to know why we are storing so many vehicles instead of sending them out to be recycled. She said this proposed salvage yard is close to a residential area.

Jim Gulick asked what the “rest period” is for automobiles at this location. **Barakeh** said it’s about six months; they dismantle the car and then it goes to the crusher.

Dillard said if it’s only six months, then why do they need more space? **Barakeh** said because they lost a big part of their property to a project the City is doing.

Joann Hartig said she was concerned about environmental issues due to the close proximity to the river. **Barakeh** said they dismantle the vehicles inside a building and all fluids are drained before the vehicle leaves the building.

Roger Smith said it was apparent to him in looking at the photograph that additional space is needed.

Jim Gulick asked Goltry if there have been City code violations at this business. **Judy Dillard** said yes – for cars stacked too high and cars parked across the street on an unpaved vacant lot.

Phil Meyer, agent for the applicant, said before he took this case, he contacted Kurt Schroeder at OCI and asked him if there had been a lot of violations at this location. He said Schroeder told him there had been a couple of violations, but the owners had always corrected the problem.

Jim Gulick asked if the property is already zoned for storage, why are they applying for the change. **Goltry** said the key word is “operable” and that an in-op must be kept in a wrecking/salvage yard.

Charlotte Foster asked if they sell engines; **Meyer** said yes.

Connie Classen wanted to know if more driveways would be added; **Meyer** said no. **Classen** asked about increased odors and noise; **Meyer** said there shouldn’t be any as all the dismantling is done inside a garage.

Richard Hill wanted to confirm the reason the applicant needs more space is because the City took part of his space. **Councilman Skelton** said that was accurate. **Hill** wanted to know how they get the vehicles off the property. **Barakeh** said via truck.

Dave Robbins wanted to know if a screening fence is required; **Meyer** said yes, an 8' metal fence.

Paul Davis responded to Dillard's earlier question and explained how salvage yards work in terms of dismantling and inventory. He said the problem he has with granting the change is the fact this business has had prior code violations and he feels like granting them the change is rewarding bad behavior.

Dillard said she doesn't see this as just a replacement for the land the City took, but as a large expansion.

Bill Ward (Nelson) made a motion to approve the request with the change to the first condition.

Action: Motion passed 9-0.

New Central Library Building

Jennifer Heinicke, Library, gave a PowerPoint presentation on the proposed new Central Library to be located at 711 W. 2nd St.

At the request of the City Manager and in recognition of the challenge of funding construction of a public facility of this size, two alternate program options were created: one that reduces the anticipated size of the new facility to that initially identified in the master plan, and a smaller facility driven by authorized funding in the Capital Improvement Program. The Library Board rejected the two facility alternates, opting to endorse only the largest of the facility options. **Heinicke** said her PowerPoint presentation is available in its entirety on the library webpage at www.wichita.gov

Kerin Smith, the District III representative on the Library Board, said if we don't build what the community needs now, it will be much more expensive to expand later. She also said it's important to the Library Board that the facility interfaces appropriately with the Downtown Development Plan.

Teresa Cook wanted to know what will happen to the existing building. **Council Member Skelton** said the vision is to tear it down to make room for Century II expansion.

Charlotte Foster said the plan is very nice, but now is not the time to build a big library because our economy is not good and there are too many people out of work.

Judy Dillard said if you put things off, they never come to pass. She said she uses the Alford Library frequently, but doesn't go to the downtown library due to the parking situation. She said because of the economy a lot of jobs are coming in under bid and that trying to expand later would cost a lot more than building what we need now.

Joann Hartig said she liked the original plan and the City needs to just bite the bullet and build what we need.

Bill Ward said he didn't understand why they would build a new central library when the southeast area is underserved. **Heinicke** said the southeast area is included in phase 3 of the master plan. **Ward** said if they spend \$48 million on a Central library, then Southeast will never get a library. **Council Member Skelton** said that was not something Heinicke could be expected to respond to as a staff member – that comment should be directed to him as a policy-maker.

Jim Gulick said he feels like this end of town (south) suffers and he's not in favor of spending \$40 million on a downtown library.

Brian Nelson said he thought the plan was wonderful and the time is now. He said as someone who uses the library all the time with children, the proposed plan meets every concern he has ever had about the library.

Roger Smith asked how long the current building had been in existence; **Heinicke** said since 1967. He wanted to know if they were trying to build a “green” facility. **Heinicke** said yes, not at the certified level, but they are certainly taking that into account. **Smith** asked how significant the homeless population issue is at the library. **Heinicke** said people come to the library regardless of their resources and the library has security and a code of conduct they adhere to. **Smith** wanted to know if a sales tax like the arena would be appropriate for the library. **Council Member Skelton** said a politician would have to endorse and promote that idea.

Dewayne Kitchen said if they do the project, they need to do as much of it as they can now. He said he really liked the proposed plan.

Richard Hill said if there is already \$30 million committed to the project and they only have to come up with another \$18 million he thinks they should do it now. He said what will be expensive is the money needed to support and maintain it. **Hill** also wanted to know if items from the old facility – such as pieces of artwork – would be moved to the new facility; **Heinicke** said yes. **Hill** said he liked the idea of building the entire building and then finishing the interior as funding allowed.

Dave Robbins said he is retired and he uses the library all the time. He said when he first started going he was concerned about the homeless, but he feels very safe with the security there and complimented the library staff.

Betty Strickland said she wasn’t sure that the library needs a café; **Heinicke** said it would be in a separate area. **Strickland** said if they could save money by eliminating the café, that would be her suggestion.

Jeff Spahn said he recently met with the Library Board and he understands their reasoning for wanting this facility. He said he is extending his support and he would like the support of the Library Board when it comes time to build a library in the southeast area, which is underserved.

Tom Strickland said he helped build the current downtown library and Century II and now they’re both obsolete; he said he would like to see the library project move forward.

Council Member Skelton said he appreciated everyone’s comments. He said he is still bothered that District III is underserved and he felt like \$30 million was a lot of money and now they’re asking for \$48 million and District III was only asking for a little slice of \$3 million.

Action: Provide comment.

BOARD BUSINESS

Council Member Skelton said he recently met with Sheriff Hinshaw and he’d like to have him make a presentation at the next DAB meeting.

Richard Hill expressed concerns about the state of the Linwood Apartments.

Teresa Cook asked that everyone support the Walk Against Gang Violence.

Meeting was adjourned.

The next meeting for District Advisory Board III will be held at 7 p.m., April 7, 2010, at the Water Center at 101 E. Pawnee.

Respectfully submitted,
Janet Johnson, Neighborhood Assistant – District III

Guests

Paul Davis
David Robbins
Ngu Nguyen
John Lee
Gerald Graves
Richard Hill
Kyle Barakeh
Emere Barakeh
Deann Kruger
Ken Lee
Phil Meyer
Betty Strickland
Tom Strickland
Claudia Lee
Donna Thorton
Connie Klassen
Ronald Cazel
Sam Bidwell
Perry Moussavi
Jeff Bradley
Tyler Voth